012.0	0003	0004.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,133,900	/	1,133,900
USE VALUE:	1,133,900	/	1,133,900
ASSESSED:	1,133,900	/	1,133,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
135		LAKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MILAS LEONARDOS & MINA
Owner 2:	
Owner 3:	
Street 1:	135 LAKE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .329 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1875, having primarily Clapboard Exterior and 2792 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	14322.000	516,800	5,300	611,800	1,133,900
Total Card	0.329	516,800	5,300	611,800	1,133,900
Total Parcel	0.329	516,800	5,300	611,800	1,133,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 406.08 | /Parcel: 406.08

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

9519

GIS Ref

GIS Ref

Insp Date

03/06/18

!1193!

PREVIOUS ASSESSMENT

Parcel ID 012.0-0003-0004.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	516,800	5300	14,322.	611,800	1,133,900		Year end	12/23/2021
2021	101	FV	501,200	5300	14,322.	611,800	1,118,300		Year End Roll	12/10/2020
2020	101	FV	500,900	5300	14,322.	611,800	1,118,000	1,118,000	Year End Roll	12/18/2019
2019	101	FV	372,300	5300	14,322.	650,000	1,027,600	1,027,600	Year End Roll	1/3/2019
2018	101	FV	372,300	5300	14,322.	474,100	851,700	851,700	Year End Roll	12/20/2017
2017	101	FV	372,300	5300	14,322.	412,900	790,500	790,500	Year End Roll	1/3/2017
2016	101	FV	372,300	5300	14,322.	351,800	729,400	729,400	Year End	1/4/2016
2015	101	FV	351,200	5300	14,322.	344,100	700,600	700,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	19:39:36

LAST REV

Date	Time
10/28/20	14:03:02
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1193

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	19304-117		8/1/1988		282,500	No	No		Y

USER DEFINED

Prior Id # 1:	9519
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/19/2020	935	Redo Kit	12,400	C				
5/2/2001	250	Wood Dec	2,500					12X16 WDK

ACTIVITY INFORMATION

Date	Result	By	Name
3/6/2018	MEAS&NOTICE	BS	Barbara S
1/29/2009	Meas/Inspect	336	PATRIOT
3/22/2000	Inspected	276	PATRIOT
9/24/1999	Mailer Sent		
9/24/1999	Measured	264	PATRIOT
8/26/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		14322		Sq. Ft.	Site		0	80.	0.53	1			Med. Tr	-10					611,760						611,800	

Total AC/HA:	0.32879	Total SF/SM:	14322	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	611,760	Spl Credit		Total:	611,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	5 - Mansard		
Roof Cover:	2 - Slate		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1875	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.02603412
Const Adj.:	1.05049479
Adj $ / SQ:	145.509
Other Features:	101050
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	634848
Depreciation:	118082
Depreciated Total:	516766

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	6	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	11	6	M
Totals			
1	11	6	

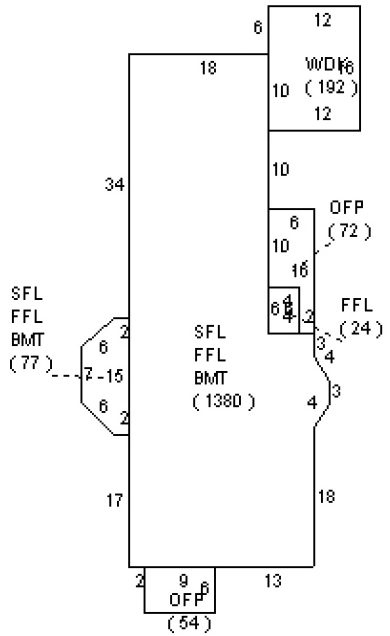
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	160.06
Special Features:	0	Val/Su Net:	113.16
Final Total:	516800	Val/Su SzAd	185.08

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,481	145.510	215,499
BMT	Basement	1,457	43.650	63,602
SFL	Second Floor	1,311	145.510	190,806
WDK	Deck	192	11.770	2,261
OFP	Open Porch	126	31.090	3,917

Net Sketched Area:	4,567	Total:	476,085
Size Ad	2792.3	Gross Area	4713	FinArea	2792
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	90				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 012.0-0003-0004.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	21X20	A	AV	1930	20.95	T	40	101			5,300			5,300

More:	N	Total Yard Items:	5,300	Total Special Featues:		Total:	5,300